



HILLIARD TRANSITIONAL TIMBERLAND TRACT NORTH

HILLIARD, FL 32046

Matthew Simpson, CF
352.317.8932
matthew.simpson@svn.com

John A. "Tony" Wallace, CF
352.538.7356
tony.wallace@svn.com

Property Overview



Sale Price **\$5,197,500**

OFFERING SUMMARY

Acreage: **693± Acres**
Price / Acre: \$7,500
City: Hilliard
County: Nassau
Property Type: Timberland, Transitional

PROPERTY OVERVIEW

Great opportunity to purchase a transitional timberland tract in Nassau County, Florida. This 693-acre property is situated in a rapidly growing area on the outskirts of Jacksonville, FL. The property currently consists of both merchantable and premerchantable pine plantations with slash pine and loblolly pine being the primary species planted. The property has been professionally managed for many years and contains excellent genetic stock. With its high percentage of upland acreage (approximately 84%) the property has the potential to be utilized and many different ways. The tract has excellent paved road frontage on Bay Road and Conner Nelson Road as well as graded road frontage on Cuyler Rd. Within a half-hour drive to Jacksonville, FL or Fernandina Beach, FL means the property is situated within a very strong timber market as well as a quickly developing and transitioning land base.





SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Timberland• Transitional
Uplands / Wetlands:	Approx: Uplands 84%, Wetlands 16%
Taxes & Tax Year:	Approx. \$5.25/acre, 2022
Zoning / FLU:	Agriculture
Road Frontage:	Bay Rd. Conner Nelson Rd. Cuyler Rd.
Nearest Point of Interest:	35-minute drive to Jacksonville FL and JAX Airport, 45 min. to Fernandina Beach and Amelia Island. 30-minute drive to Okefenokee Wildlife Refuge
Current Use:	Timber production.
Land Cover:	Pine plantation and small hardwood/cypress swamps.

Location



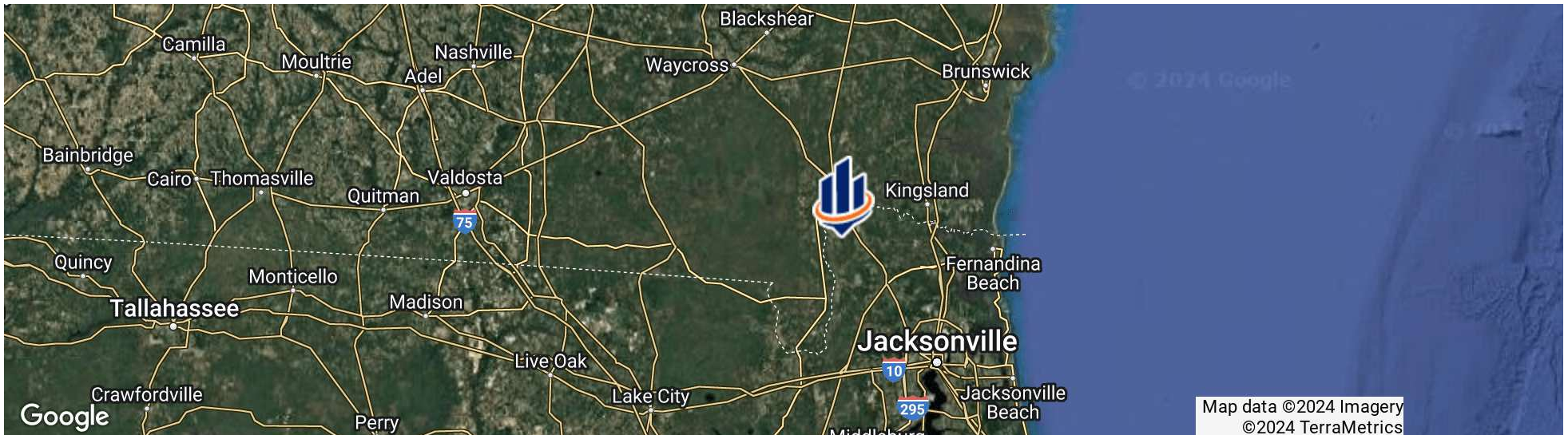
LOCATION & DRIVING DIRECTIONS

Parcel: Multiple

GPS: 30.6832354, -81.9760709

Driving Directions: From Hilliard go west on CR-108 .9 miles right onto Bay Rd then west 2.5 miles Property on right

Showing Instructions: Contact listing agent

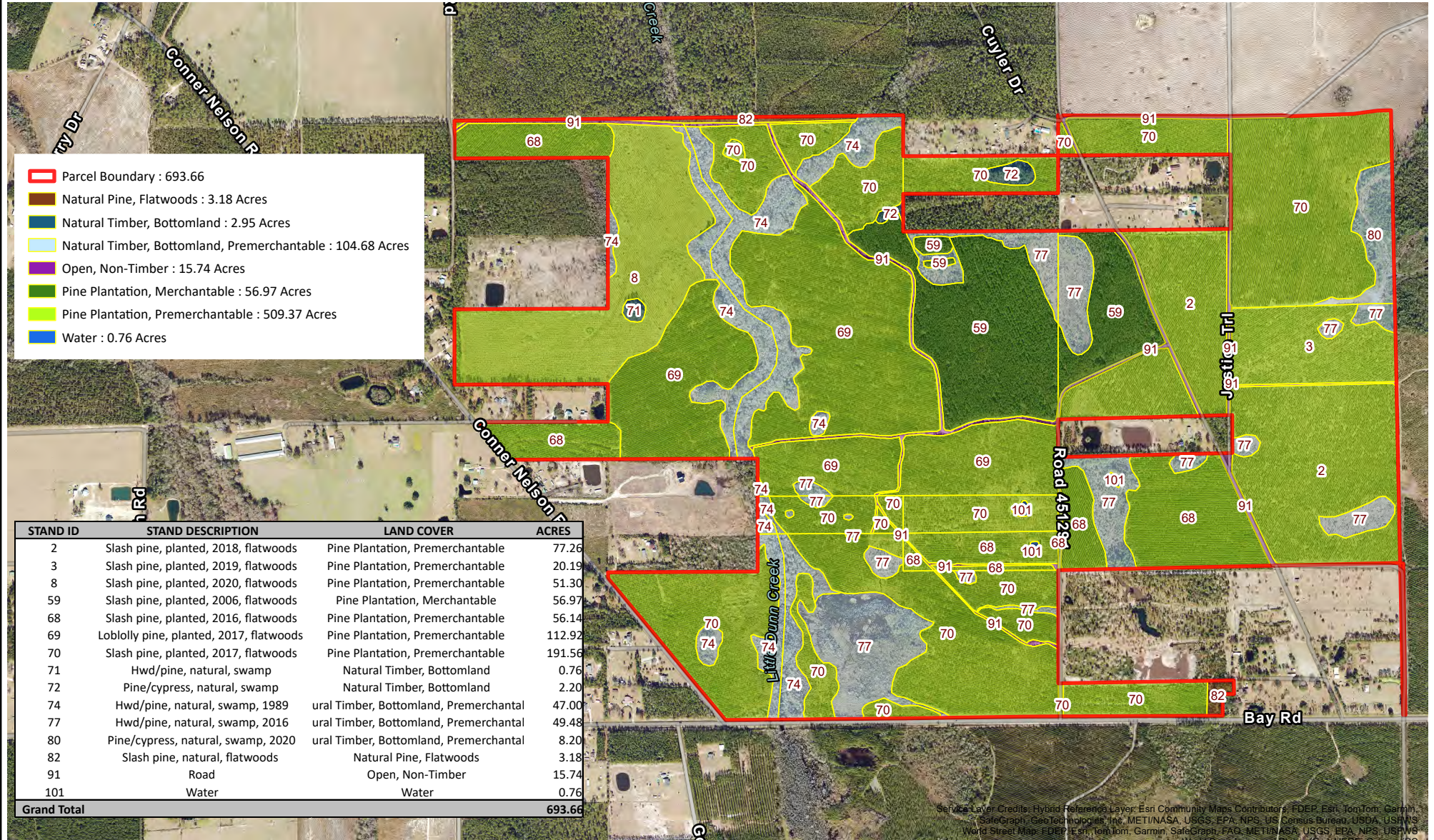


Hilliard Transitional Timberland Tract North

Nassau County, Florida

Timber Stand Map

2023 NAIP Aerial Photo

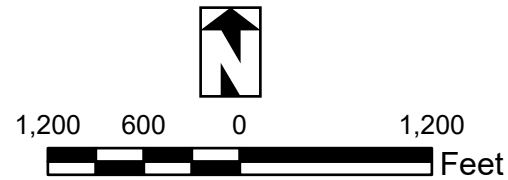


- Parcel Boundary : 693.66
- Natural Pine, Flatwoods : 3.18 Acres
- Natural Timber, Bottomland : 2.95 Acres
- Natural Timber, Bottomland, Premerchtable : 104.68 Acres
- Open, Non-Timber : 15.74 Acres
- Pine Plantation, Merchantable : 56.97 Acres
- Pine Plantation, Premerchtable : 509.37 Acres
- Water : 0.76 Acres

STAND ID	STAND DESCRIPTION	LAND COVER	ACRES
2	Slash pine, planted, 2018, flatwoods	Pine Plantation, Premerchtable	77.26
3	Slash pine, planted, 2019, flatwoods	Pine Plantation, Premerchtable	20.19
8	Slash pine, planted, 2020, flatwoods	Pine Plantation, Premerchtable	51.30
59	Slash pine, planted, 2006, flatwoods	Pine Plantation, Merchantable	56.97
68	Slash pine, planted, 2016, flatwoods	Pine Plantation, Premerchtable	56.14
69	Loblolly pine, planted, 2017, flatwoods	Pine Plantation, Premerchtable	112.92
70	Slash pine, planted, 2017, flatwoods	Pine Plantation, Premerchtable	191.56
71	Hwd/pine, natural, swamp	Natural Timber, Bottomland	0.76
72	Pine/cypress, natural, swamp	Natural Timber, Bottomland	2.20
74	Hwd/pine, natural, swamp, 1989	ural Timber, Bottomland, Premerchantal	47.00
77	Hwd/pine, natural, swamp, 2016	ural Timber, Bottomland, Premerchantal	49.48
80	Pine/cypress, natural, swamp, 2020	ural Timber, Bottomland, Premerchantal	8.20
82	Slash pine, natural, flatwoods	Natural Pine, Flatwoods	3.18
91	Road	Open, Non-Timber	15.74
101	Water	Water	0.76
Grand Total			693.66

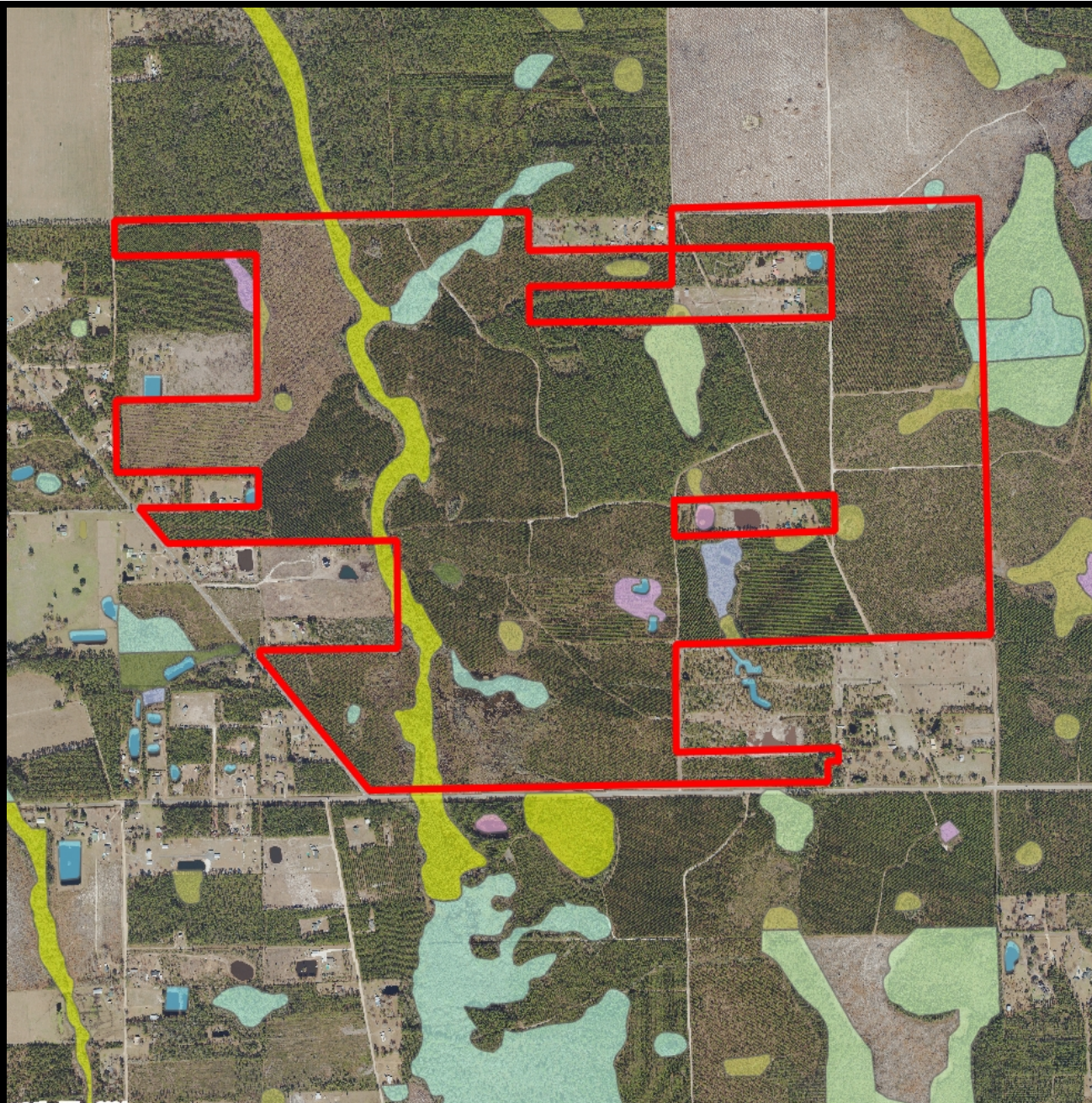
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NOTICE:
 THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.
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 MAP CREATED BY : J SAARELA
 MAP CREATED ON : 09/06/2024

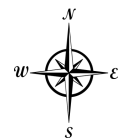


NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
 356 NW Lake City Ave.
 Lake City, FL 32055
 (386) 438-5896





-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods
-  Wetlands Coniferous Forest
-  Cypress
-  Pond Pine
-  Wetlands Forested Mixed
-  Freshwater Marshes
-  Saltwater Marshes
-  Wet Prairies
-  Emergent Aquatic Vegetation
-  Mixed Scrub-Shrub Wetlands
-  Non-Vegetated Wetlands



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Additional Photos





MATTHEW SIMPSON, CF

Associate Advisor

matthew.simpson@svn.com

Direct: 877.518.5263 x318 | Cell: 352.317.8932

PROFESSIONAL BACKGROUND

Matthew Simpson, CF is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

Matthew has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. He specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

Matthew is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. He has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University. He currently resides in Lake City, Florida with his wife and two children.

SVN | Saunders Ralston Dantzler
356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070



JOHN A. "TONY" WALLACE, CF

Senior Advisor

tony.wallace@svn.com

Direct: **877.518.5263 x336** | Cell: **352.538.7356**

PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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